

County, Maryland.

4. The Mortgagors, Carville M. Downes and Elizabeth F. Downes, his wife, defaulted in the repayment of the indebtedness secured by both of the said mortgages.

5. Each of the said mortgages authorized the Mortgagee, or his Assignee, after default in the repayment of the indebtedness, to sell the mortgaged property upon such terms as the party selling might deem expedient, after giving notice required by law of the time, place, manner and terms of sale in some newspaper published in the county or city in which the land is situated.

6. The Assignee docketed the above entitled suit and advertised the sale of the real estate conveyed by said mortgages in the Frederick News and Post, newspapers printed and published in Frederick City, Frederick County, Maryland, once a week for three successive weeks, the first publication having been not less than twenty (20) days prior to sale, and the last publication having been made not more than one (1) week prior to the date of sale. The Certificate of Publication from the newspaper is attached hereto as Exhibit No. 1 to this Petition and Report.

7. Pursuant to said notice, and the Assignee having filed his bond, the Assignee offered the real estate for sale at public auction on Tuesday, May 8, 1979, at the hour of 11:00 A.M., at the mortgaged premises, on the south side of Palmer Road, about 0.4 miles west of Old Hagerstown Road in Middletown District, Frederick County, Maryland. The highest and best bid the Assignee received was a bid of Sixty Thousand Dollars (\$60,000.00); whereupon the Assignee sold the mortgaged premises to David S. Weinberg, agent for Weinberg, Michel and Stern, a Maryland partnership, he being the highest and best bidder therefor.

8. The Purchaser's Acknowledgement of Purchase is attached hereto as Exhibit No. 2 to this Petition and Report; and the Purchaser's Affidavit required by Maryland Rule BR6b3 is attached hereto as Exhibit No. 3 to this Petition and Report.